

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, March 30, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn

Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 2:02 p.m.

II. Minutes

3-16-10- Holt MOVED, Rawn seconded, to approve the 3/16/10 minutes as revised (Hall removed from members present listing).

MOTION PASSED UNANIMOUSLY.

III. Consideration of potential revisions to the Zoning Regulations/Zoning Map

Padick related that the primary objectives of the meeting are to discuss and provide direction for the refinement of the draft revisions for rezoning the existing Industrial Park zone; to review and potentially pass on for PZC consideration draft revisions to the Zoning definitions of family and boarding house and to begin a review of potential revisions to enhance aquifer and public drinking water resources. He added that draft political sign regulations are ready for public hearing and draft revisions to address invasive plant species issues will be ready for the next committee meeting.

Members reviewed with Padick a 2/25/10 draft of proposed revisions regarding the rezoning of the existing Industrial Park zone south of Pleasant Valley Road. Particular attention was given to draft design criteria. Setback and height requirements, protecting important views and vistas, buffering and lighting and phasing issues were emphasized. Padick was instructed to draft, for consideration at the next meeting, proposed revisions based on the Committees discussion.

Padick distributed and explained a 3/29/10 draft revision to the Zoning definitions of family and boarding houses. After discussion, committee members agreed the draft was ready for PZC consideration.

Padick distributed portions of the Zoning and Subdivision regulations with suggested draft revisions designed to enhance the protection of aquifer areas and public drinking water wells. He noted that in his opinion the draft revisions met overall objectives contained in a specific proposal from the Conservation Commission but not all of their recommendations were incorporated into the current draft. Padick explained each of his proposed changes to the Zoning Regulations and Subdivision regulations and agreed to reformat the proposed revisions for further consideration of the next meeting. Favretti left the Committee meeting at 3:30 p.m. while these draft revisions were being discussed.

IV. Future Meetings

The next meeting is scheduled for 4/13/10 at 2pm in Room B.

V. Adjournment

The meeting was adjourned at 3:56 p.m.

Respectfully submitted,

K. Holt, Secretary